096.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,604,800 / 1,604,800
					USE VALUE:	1,604,800 / 1,604,800
					ASSESSED:	1,604,800 / 1,604,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY MAGDOLEN R
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	40 UPLAND RD W
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 17,722 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 4601 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17722.000	928,800	9,800	666,200	1,604,800
Total Card	0.407	928,800	9,800	666,200	1,604,800
Total Parcel	0.407	928,800	9,800	666,200	1,604,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.83 | /Parcel: 348.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63102
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!7886!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	928,700	9800	17,722.	666,200	1,604,700	1,604,700	Year End Roll	12/18/2019
2019	101	FV	713,100	10200	17,722.	666,200	1,389,500	1,389,500	Year End Roll	1/3/2019
2018	101	FV	713,100	10200	17,722.	571,000	1,294,300	1,294,300	Year End Roll	12/20/2017
2017	101	FV	713,100	10200	17,722.	532,900	1,256,200	1,256,200	Year End Roll	1/3/2017
2016	101	FV	713,100	10200	17,722.	456,800	1,180,100	1,180,100	Year End	1/4/2016
2015	101	FV	697,200	10600	17,722.	409,200	1,117,000	1,117,000	Year End Roll	12/11/2014
2014	101	FV	697,200	10600	17,722.	378,800	1,086,600	1,086,600	Year End Roll	12/16/2013
2013	101	FV	697,200	10600	17,722.	361,200	1,069,000	1,069,000		12/13/2012

PRINT

Date	Time
12/10/20	22:29:19

LAST REV

Date	Time
05/07/19	14:59:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY MAGDOLEN	26682-591		9/28/1996		300,000	No	No		A

USER DEFINED

Prior Id # 1:	63102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/1997	164		17,500					20X45 I/G/POOL
11/7/1996	586		4,500					10X12-12X13 WDKS
10/24/1995	649		242,000					ADDITION + GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
2/14/2009	Meas/Inspect	372	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/13/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17722		Sq. Ft.	Site		0	70.	0.54	4									666,158						666,200	

Total AC/HA: 0.40684 | Total SF/SM: 17722 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 666,158 | Spl Credit | Total: 666,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.87823606
Const Adj.:	1.00191343
Adj $ / SQ:	109.990
Other Features:	189612
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1139134
Depreciation:	211879
Depreciated Total:	927255

COMMENTS

SUB-DIVIDED 4/17/91 FROM 9648 S/F TO 9273...P.M. 5/17/94 LOT 96-5-2 ADDED TO PARCEL 3/98 8449 S/F. PDAS. OF=XTRA SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6			Baths: 2				HB 2		

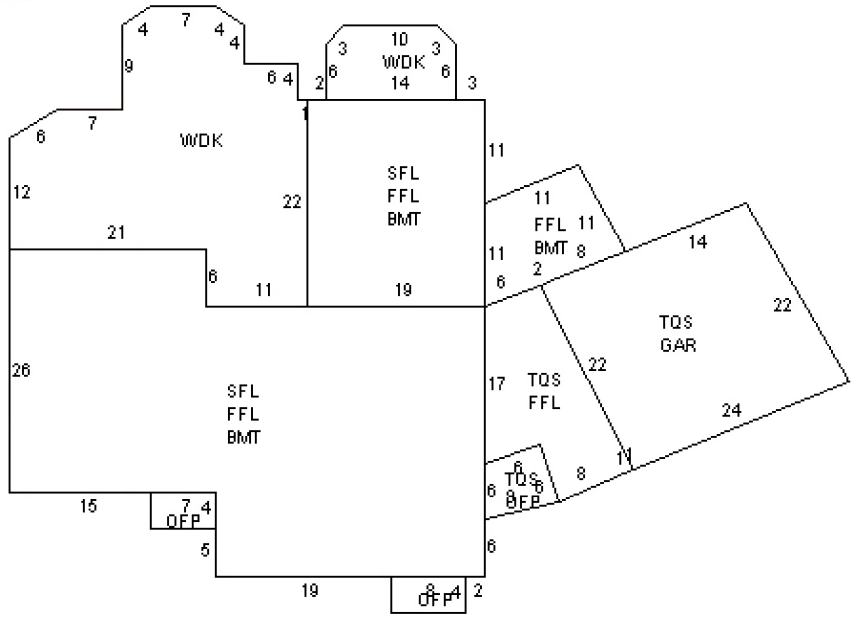
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	M
Totals			
1	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	160.58
Special Features:	1500	Val/Su Net:	115.84
Final Total:	928800	Val/Su SzAd	201.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,180	109.990	239,777
BMT	Basement	1,964	33.000	64,806
SFL	Second Floor	1,825	109.990	200,731
WDK	Deck	815	7.240	5,901
TQS	3/4 Story	596	109.990	65,499
GAR	Garage	534	19.720	10,530
OFP	Open Porch	104	32.430	3,372
	Net Sketched Area:	8,018	Total:	590,616
Size Ad	4600.5	Gross Are	8216	FinArea 4601

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X36	A	AV	1990	22.24	T	23.2	101			9,800			9,800
28	B-Ball Court	D	Y	1	1	A	AV	1986	4.00	T	26.4	101						
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						
96	Whirl Pool	D	S	1	4	A	AV	1986	500.00	T	26.4	101			1,500			1,500

More: N | Total Yard Items: 9,800 | Total Special Featues: 1,500 | Total: 11,300